
Public Notice

Applicants:

City of Brunswick and
Zaremba Group, LLC

Date:

Published: April 5, 2002
Expires: May 4, 2002

**U.S. Army Corps
of Engineers****In Reply Refer To:**

Buffalo District **CELRB-CO-R RE:** 2002-00114(0) **Section:** OH 404

Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).

Mr. Robert Trimble, City Manager, on behalf of the City of Brunswick, 4095 Center Road, Brunswick, Ohio 44212, and The Zaremba Group, c/o Mr. Nathan Zaremba, 737 Bolivar Road, Cleveland, Ohio 44115, have applied jointly for a Department of the Army permit to place fill in wetlands and unnamed tributaries to Plum Creek and Lake Brunswick, a tributary to the Rocky River. The project is located on the South side of Center Street across from the intersection of North Carpenter Road, in the City of Brunswick, Medina County, Ohio.

Department of the Army authorization is required to place fill in 4.20 acres of wetland and 1,350 linear feet of intermittent streams associated with the construction of roads, building pads, and infrastructure for the Brunswick Town Center, a planned community development.

The conceptual development plan creates distinct and unique neighborhoods to provide living, shopping, entertainment and community services while avoiding 8.77 acres of wetland and 6,030 linear feet of stream.

To mitigate the proposed impacts, the applicants are proposing the following mitigation package:

- 1) construct three wetland areas totaling 1.86 acres of wetland,
- 2) construct approximately 220 linear feet of stream,
- 3) purchase 6.3 wetland credits from the Carlisle Reservation of Lorain County Metroparks, and
- 4) preserve 63 acres of open space containing 8.77 acres of wetland and 6,030 linear feet of stream. The stream area includes 3,300 linear feet of warmwater rated stream habitat.

The purpose of the project is to create a mixed-use development, designed to serve the City of Brunswick's need for a community

focal point, gathering place and town center while maintaining many of the natural features that presently exist.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Mark T. Lesinski, who can be contacted by calling (440) 437-5840, or by e-mail at: Mark.Lesinski@lrb01.usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, Orwell Field Office, 33 Grand Valley Avenue, Orwell, Ohio 44076, and should be marked to the attention of Mark T. Lesinski, or by e-mail at: Mark.Lesinski@lrb01.usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Paul G. Leuchner
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



Figure 3. Overview of plant communities on the proposed Brunswick Town Center parcel

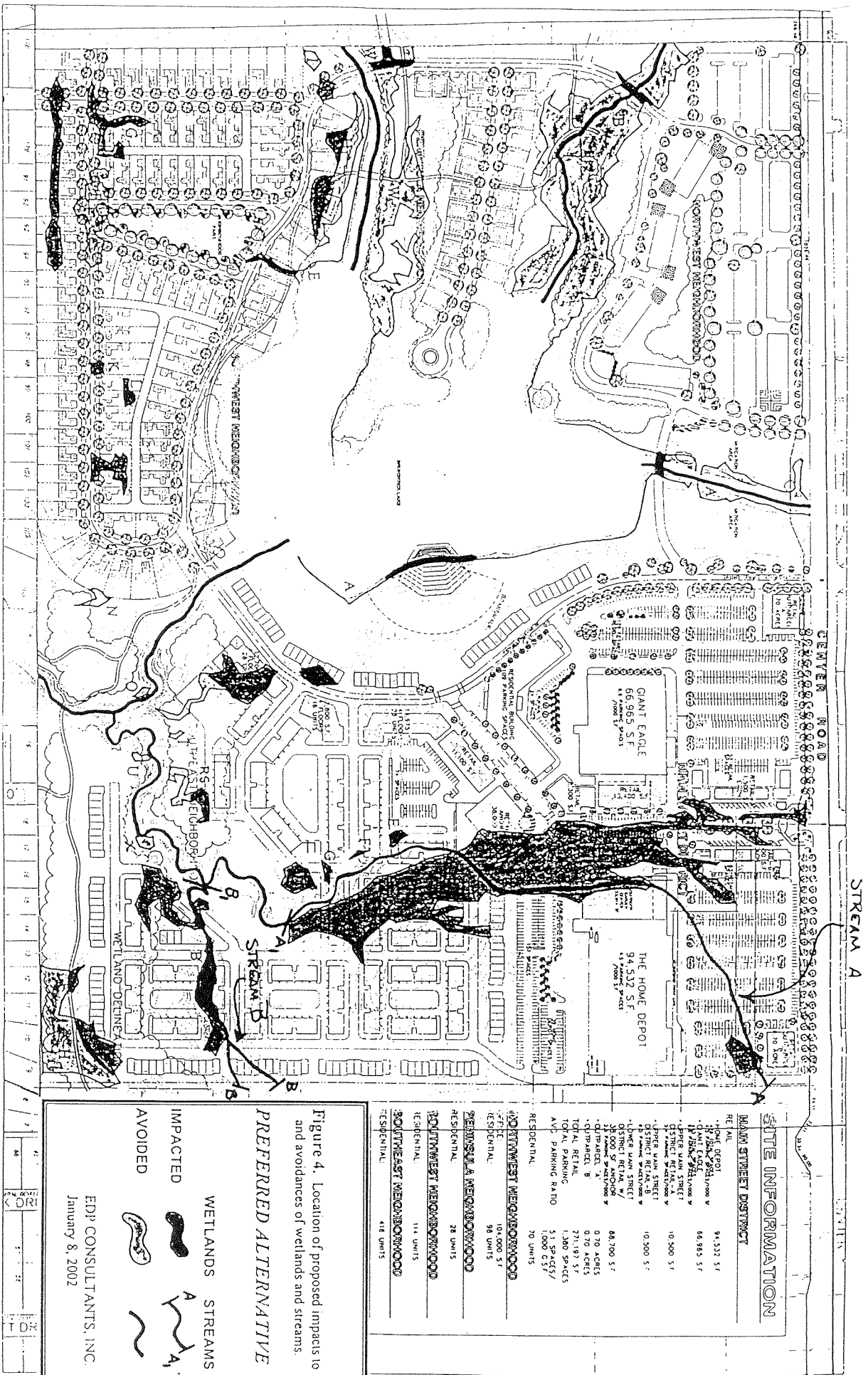
- WETLANDS**
- Forested Wetland
 - Scrub-Shrub Wetland
 - Persistent Emergent Wetland
- UPLANDS**
- Mixed Deciduous Woods
 - Evergreen Woods
 - Shrub Thicket
 - Old Field
 - Mowed Old Field

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January 8, 2012

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STREAM A from A to A'
STREAM B from B to B'



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SITE INFORMATION

[illegible]

Figure 13. Overall On-Site Drainage; Wetland and Stream Mitigation Areas (Green)

Proposed Brunswick Town Center Property

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CONCEPTUAL MASTER PLAN MINIMAL DEGRADATION PLAN CENTERPOINT PROPERTIES

BRUNSWICK, OHIO
ZAREMBA.

DRAINAGE PLAN

CITY ARCHITECTURE

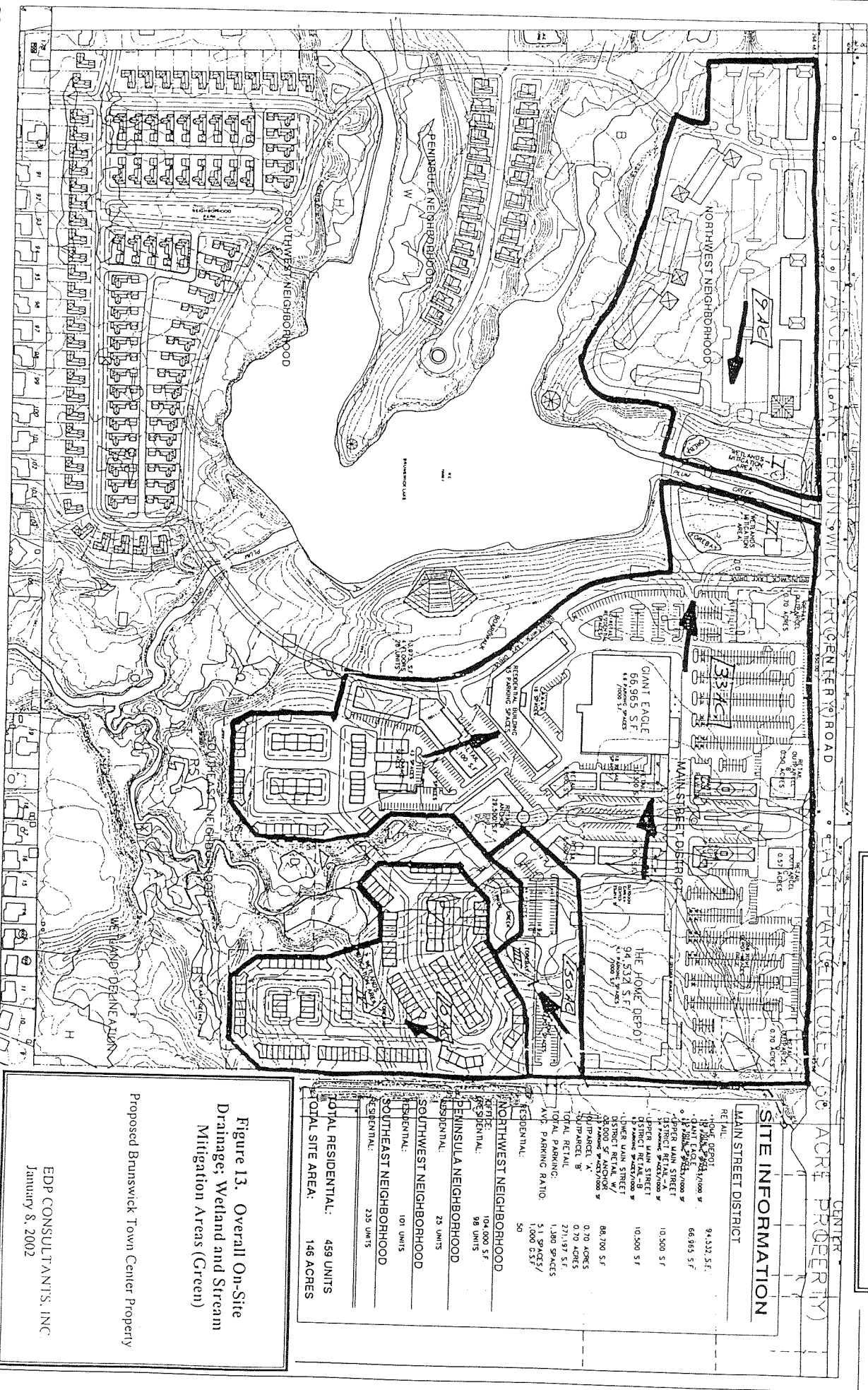


Figure 14. Wetlands Mitigation Sites I & II - Detailed Contour Plan

Proposed Brunswick Town Center
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DATE	REVISION	DESCRIPTION	INITIALS
12/03/01	1	1.00	

BRUNSWICK LAKE
CITY OF BRUNSWICK
COUNTY OF WILMINGTON

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING AND SURVEYING
201 W. LIBERTY ST. WILMINGTON, OH 46093
DATE: 12/03/01 CHECKED BY: SCALE: PLAN-1"=50'

PROJECT NO. 01-159 SHEET NO. 1 OF 5

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Figure 14. Wetlands Mitigation
Sites I & II - Detailed Contour Plan

Proposed Brunswick Town Center

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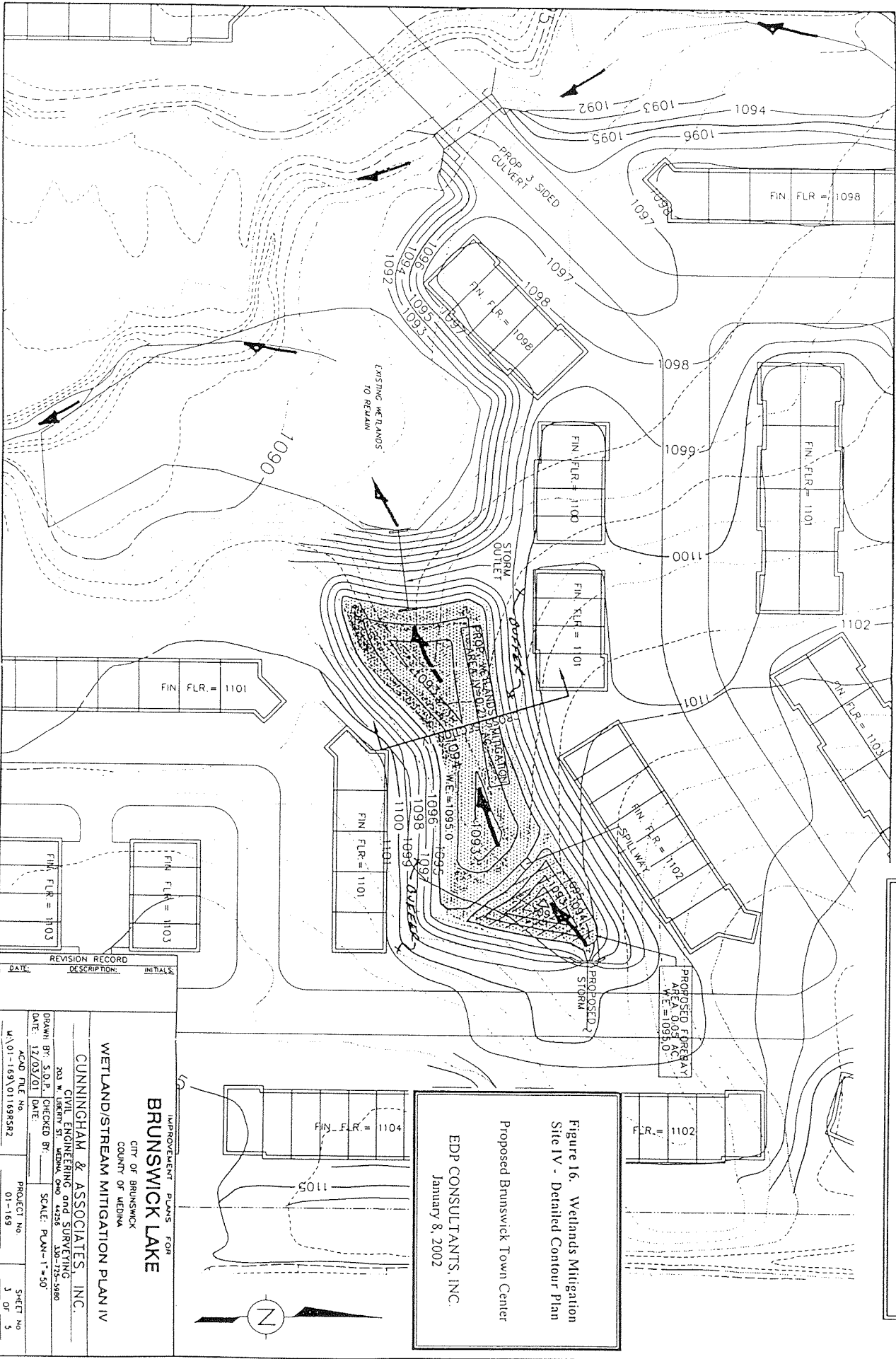
WETLAND/STREAM MITIGATION PLAN I & II

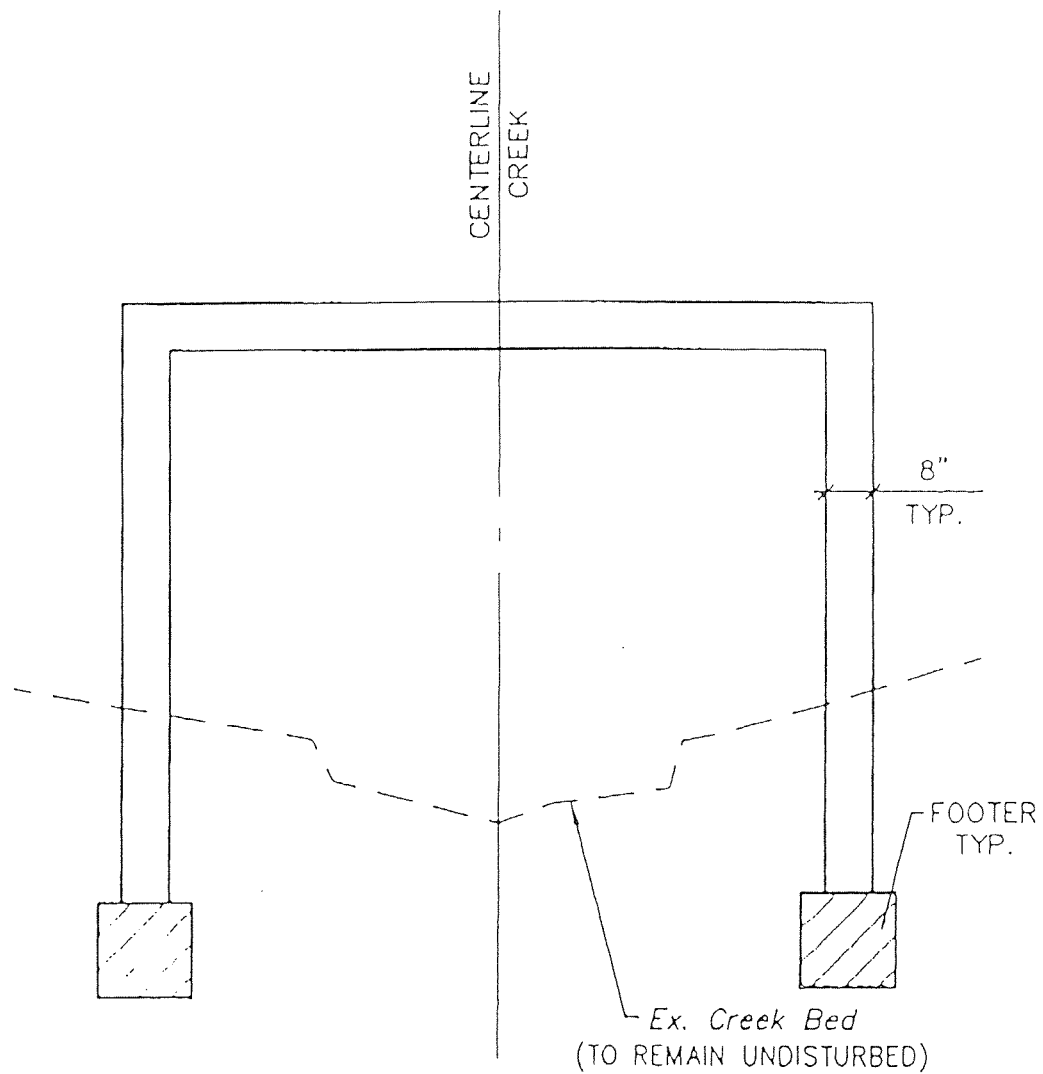
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44126 210-725-5900

ACAD FILE NO.	PROJECT NO.	SHEET NO.
14:\01-169\01169RSR2	01-169	1 OF 5

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CROSS SECTION OF 3-SIDED BOX CULVERT

Scale 1" = 2'

Figure 7: Typical cross-section of road crossing, Brunswick Town Center project.

Scale: 1"=2'

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